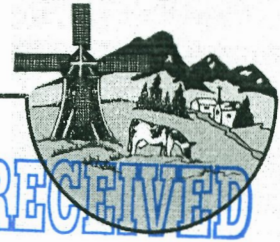


CITY OF LYNDEN

ANNEXATION APPLICATION



FEB 06 2024

City of Lynden
Planning Department

↑
revised application

City of Lynden use only:

Annexation # 24-01

Staff Initials: kg

Property Information

Application is hereby made for annexation to the City of Lynden of the property described as follows. Please provide a complete legal description, parcel numbers for all parcels involved as well as a common description of the property to be annexed (attach a separate sheet if necessary).

see attached

Property dimensions _____ X _____ = 279 square feet acres

Current Zoning Designation (County): AG, UR4

City Zoning Designation (Once Annexed): Residential, Industrial

Application Information

Applicant Name: Heather Mussard, Northwest Surveying & GPS

Address: 407 5th St, Lynden, WA 98264

Telephone Number: 360-354-1950 E-mail Address: heather@nwsurvey.com

By signing this application, I certify that all the information submitted is true and correct.

Applicant's Signature: 

Date: revised 2/5/24

EXHIBIT A

DESCRIPTION OF PROPOSED ANNEXATION AREA

ALL THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40, RANGE 2 EAST OF W.M.,

TOGETHER WITH ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, LYING NORTHWESTERLY OF THE NORTH RIGHT-OF-WAY LINE OF FLYNN ROAD AND WESTERLY OF THE WEST RIGHT-OF-WAY LINE OF BAY LYN ROAD AND SOUTHERLY OF THE SOUTH RIGHT-OF-WAY LINE OF BIRCH BAY LYNDEN ROAD;

EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LYING SOUTHERLY AND EASTERLY OF THE EASTERLY AND SOUTHERLY BANK OF THE UNNAMED CREEK AND LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF WHATCOM COUNTY ROAD NO. 51 AND THE NORTHWESTERLY LINE OF WHATCOM COUNTY ROAD No. 79; THENCE SOUTH $51^{\circ} 09'$ WEST ALONG THE NORTHWESTERLY LINE OF COUNTY ROAD No. 79 A DISTANCE OF 672.6 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH $38^{\circ} 51'$ WEST A DISTANCE OF 568 FEET MORE OR LESS TO THE SOUTHERLY BANK OF SAID UNNAMED CREEK AND THE TERMINUS OF THIS LINE DESCRIPTION.

TOGETHER WITH THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 2 EAST OF W.M., EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER; THENCE SOUTH ALONG THE EAST LINE 726 FEET; THENCE WEST 339 FEET, MORE OR LESS, TO THE EAST BANK OF DUFFNER DITCH; THENCE NORTH AND EASTERLY ALONG THE EAST SIDE OF DUFFNER DITCH TO THE NORTH LINE OF SAID QUARTER QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER 342 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LESS ROADS AND LESS DITCHES.

ALSO EXCEPT COUNTY ROAD No. 79, COMMONLY KNOWN AS FLYNN ROAD, ALONG THE EAST LINE OF SAID QUARTER QUARTER.

TOGETHER WITH THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 2 EAST OF W.M.; LESS THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER.

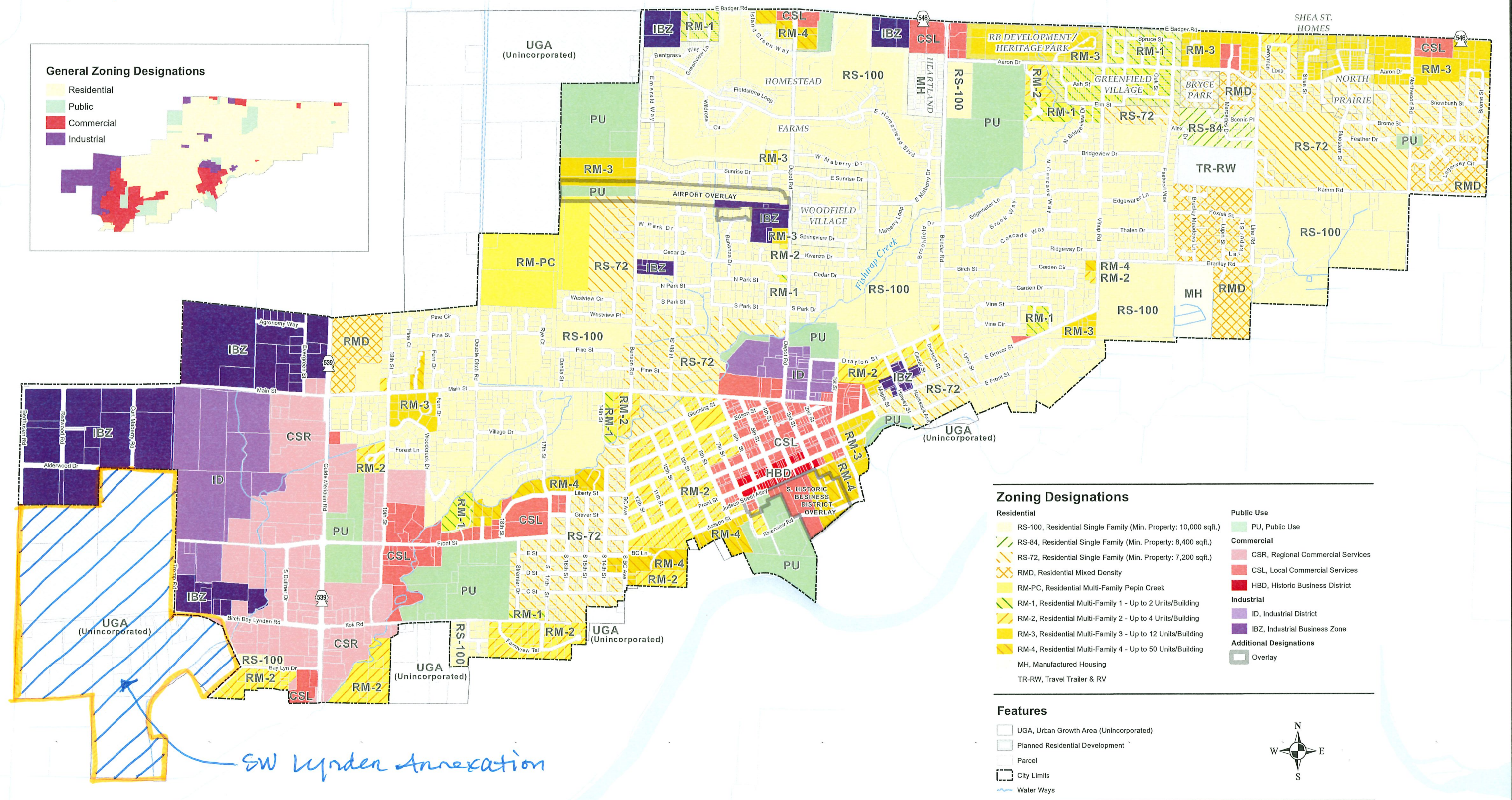
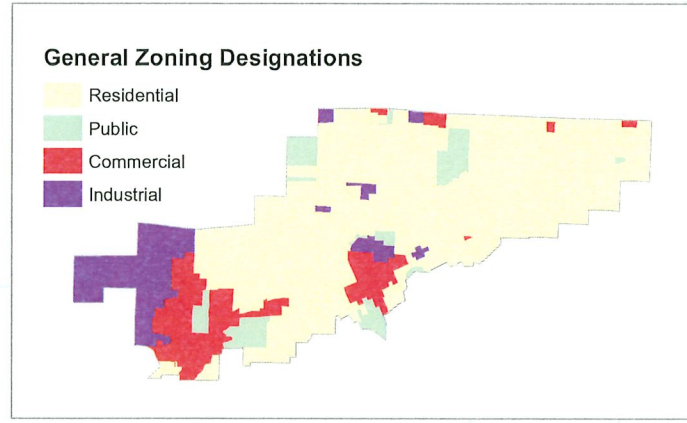
TOGETHER WITH THE EAST 18 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 2 EAST OF W.M., EXCEPT THE NORTH HALF OF THE NORTH HALF OF SAID SOUTHEAST QUARTER

SITUATE IN WHATCOM COUNTY, WASHINGTON.



Zoning

City of Lynden



Zoning Designations

Residential	Public Use
RS-100, Residential Single Family (Min. Property: 10,000 sqft.)	PU, Public Use
RS-84, Residential Single Family (Min. Property: 8,400 sqft.)	Commercial
RS-72, Residential Single Family (Min. Property: 7,200 sqft.)	CSR, Regional Commercial Services
RMD, Residential Mixed Density	CSL, Local Commercial Services
RM-PC, Residential Multi-Family Pepin Creek	HBD, Historic Business District
RM-1, Residential Multi-Family 1 - Up to 2 Units/Building	Industrial
RM-2, Residential Multi-Family 2 - Up to 4 Units/Building	ID, Industrial District
RM-3, Residential Multi-Family 3 - Up to 12 Units/Building	IBZ, Industrial Business Zone
RM-4, Residential Multi-Family 4 - Up to 50 Units/Building	Additional Designations
MH, Manufactured Housing	Overlay
TR-RW, Travel Trailer & RV	

Features

UGA, Urban Growth Area (Unincorporated)	
Planned Residential Development	
Parcel	
City Limits	
Water Ways	



Date: Wednesday, January 11, 2023
 The City of Lynden has compiled this information for its own use and is not responsible for any use of this information by others and disclaims any liability of suitability or warranty of fitness for any particular purpose, either express or implied. The information found herein is provided simply as a courtesy to the public and is not intended for any third party use in any official, professional or other authoritative capacity. Persons using this information do so at their own risk and by such use agree to defend, indemnify and hold harmless the City of Lynden as to any claims, damages, liability, losses or suits arising out of such use. Contact the Whelan County Assessor's Office (360-576-5706) for the most up-to-date parcel information.

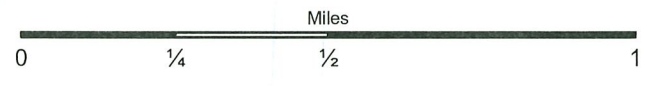


EXHIBIT B

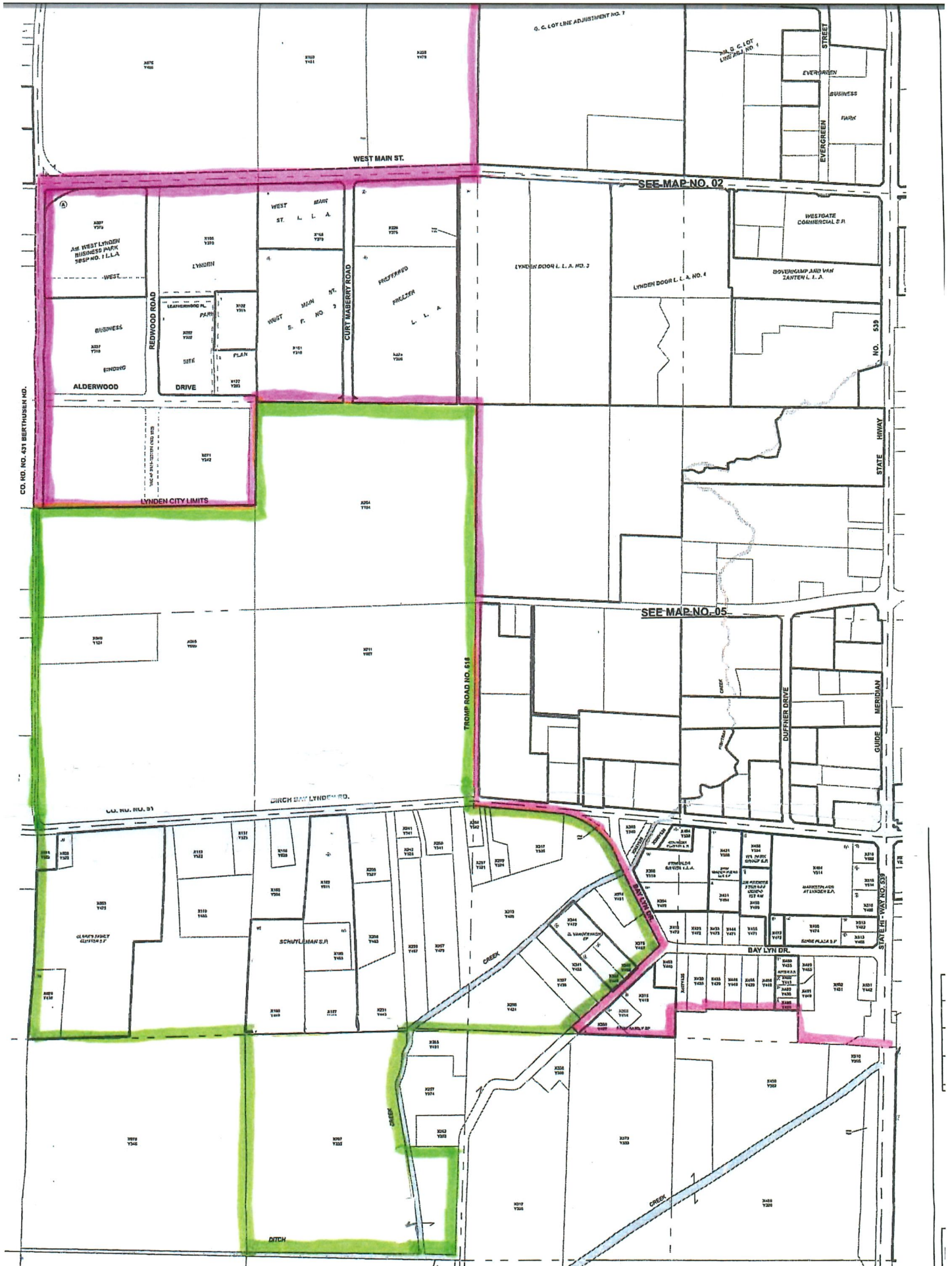
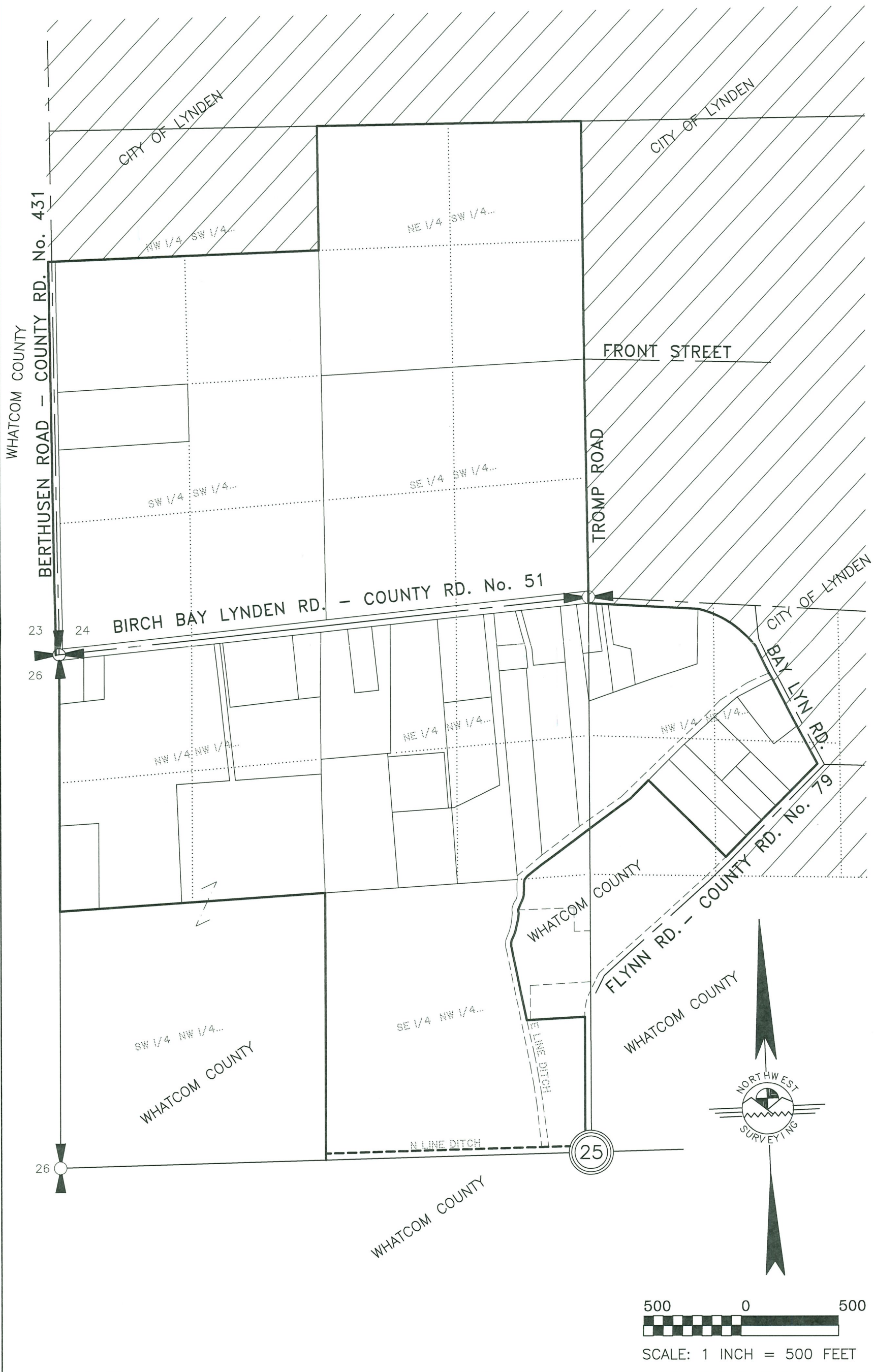


EXHIBIT "B"

DEPICTING PROPOSED ANNEXATION AREA
WITHIN THE CITY OF LYNDEN AND WHATCOM COUNTY, WASHINGTON



ParcelId	Assessed Value 2023	Assessed Value 2023	Name	Site Address	Acres (per Assessor)	signed petition
400224 040124 0000	\$286,026	\$286,026	Vellema Family LLC	8188 Berthusen Rd	5.01	5.01
400224 085099 0000	\$405,896	\$405,896	Vellema Family LLC	8174 Berthusen Rd	55.17	55.17
400224 204194 0000	\$98,118		Glen Tromp	300 Tromp Rd	40.00	
400224 211087 0000	\$93,271		Glen & Claudia Tromp	Birch Bay Lynden Rd	39.04	
400225 015522 0000	\$498,959		Eddy Richard E Living Trust	491 Birch Bay Lynden Rd	0.73	
400225 020436 0000	\$1,223,841		Brent & Kristie Clark	471 Birch Bay Lynden Rd	2.00	
400225 028522 0000	\$157,500		John & Barbara Clark	Birch Bay Lynden Rd	0.81	
400225 053475 0000	\$830,501		John Clark	455 Birch Bay Lynden Rd	18.00	
400225 078346 0000	\$473,821	\$473,821	D & S Land Holdings LLC	439 Birch Bay Lynden Rd	8.98	8.98
400225 113522 0000	\$683,082	\$683,082	Leroy Kornelis	417 Birch Bay Lynden Rd	2.73	2.73
400225 119485 0000	\$782,637	\$782,637	William & Frances Vander Hage	423 Birch Bay Lynden Rd	4.16	4.16
400225 137525 0000	\$378,699	\$378,699	William Vander Hage	405 Birch Bay Lynden Rd	1.00	1
400225 160449 0000	\$730,560		Dennis Schuyleman	359 Birch Bay Lynden Rd	5.60	
400225 165504 0000	\$610,458	\$610,458	Terry Bosman	385 Birch Bay Lynden Rd	3.77	3.77
400225 166528 0000	\$555,003	\$555,003	Terry Bosman	387 Birch Bay Lynden Rd	1.00	1
400225 182511 0000	\$710,742		Steve & Janel Schuyleman	371 Birch Bay Lynden Rd	4.41	
400225 187430 0000	\$188,116		Steve & Janel Schuyleman	Birch Bay Lynden Rd	2.79	
400225 193465 0000	\$696,135		357 Bbl LLC	357 Birch Bay Lynden Rd	2.00	
400225 205527 0000	\$561,972	\$561,972	Benjamin & Elizabeth De Boer	351 Birch Bay Lynden Rd	2.34	2.34
400225 207335 0000	\$183,657	\$183,657	City Of Lynden	Flynn Rd	32.61	32.61
400225 208483 0000	\$377,616	\$377,616	Thomas & Marla Entrikin	345 Birch Bay Lynden Rd	2.12	
400225 231445 0000	\$75,900	\$75,900	Thomas & Marla Entrikin	345 Birch Bay Lynden Rd	4.71	
400225 239467 0000	\$931,172	\$931,172	Garth Kooy	331 Birch Bay Lynden Rd	2.99	2.99
400225 241541 0000	\$677,623	\$677,623	Bruce & Teresa Isom	339 Birch Bay Lynden Rd	0.47	0.47

19.25 ac

400225 242528 0000	\$250,000	\$250,000	Garth & Andrea Kooy	Birch Bay Lynden Rd	0.43	0.43
400225 257479 0000	\$1,234,656	\$1,234,656	Duane & Arlene Scholten	321 Birch Bay Lynden Rd	4.62	4.62
400225 260541 0000	\$932,009	\$932,009	Michael & Devin Koenen	315 Birch Bay Lynden Rd	0.90	0.9
400225 284542 0000	\$129,938	\$129,938	Monty & Maureen Vandermay	Birch Bay Lynden Rd	0.57	0.57
400225 287521 0000	\$790,112	\$790,112	Paul & Carissa Hiemstra	293 Birch Bay Lynden Rd	0.87	0.87
400225 299524 0000	\$645,238		Josephine Mwaura	291 Birch Bay Lynden Rd	0.82	
400225 313489 0000	\$585,605	\$585,605	Monty & Maureen Vandermay	301 Birch Bay Lynden Rd	13.77	13.77
400225 317536 0000	\$969,463		Matt & Sarah Roosma	285 Birch Bay Lynden Rd	3.10	
400225 327438 0000	\$905,651		Nelva Bouma	8033 Flynn Rd	1.99	
400225 341453 0000	\$619,314	\$619,314	Peter & Bonita Debruin	8045 Flynn Rd	1.48	1.48
400225 344472 0000	\$294,416	\$294,416	John & Shona Doornbos	8053 Flynn Rd	1.35	1.35
400225 362448 0000	\$585,426		Joseph & Renee King	8049 Flynn Rd	0.70	
400225 368455 0000	\$624,243	\$624,243	Reid Partlow & Lynn Gustafson	8057 Flynn Rd	0.77	0.77
400225 374491 0000	\$882,429	\$882,429	Brandon Seutz & Holly Vavra	237 Bay Lyn Dr	1.35	1.35
400225 376467 0000	\$647,535	\$647,535	Leonard Van Beek	219 Bay Lyn Dr	3.54	3.54
Assessed Value	\$22,307,340	\$13,973,819		Acreage	278.70	149.88
		63%				54%

0.7 ac

EXHIBIT C



Article VI - Wetlands

Wellhead Protection Zones

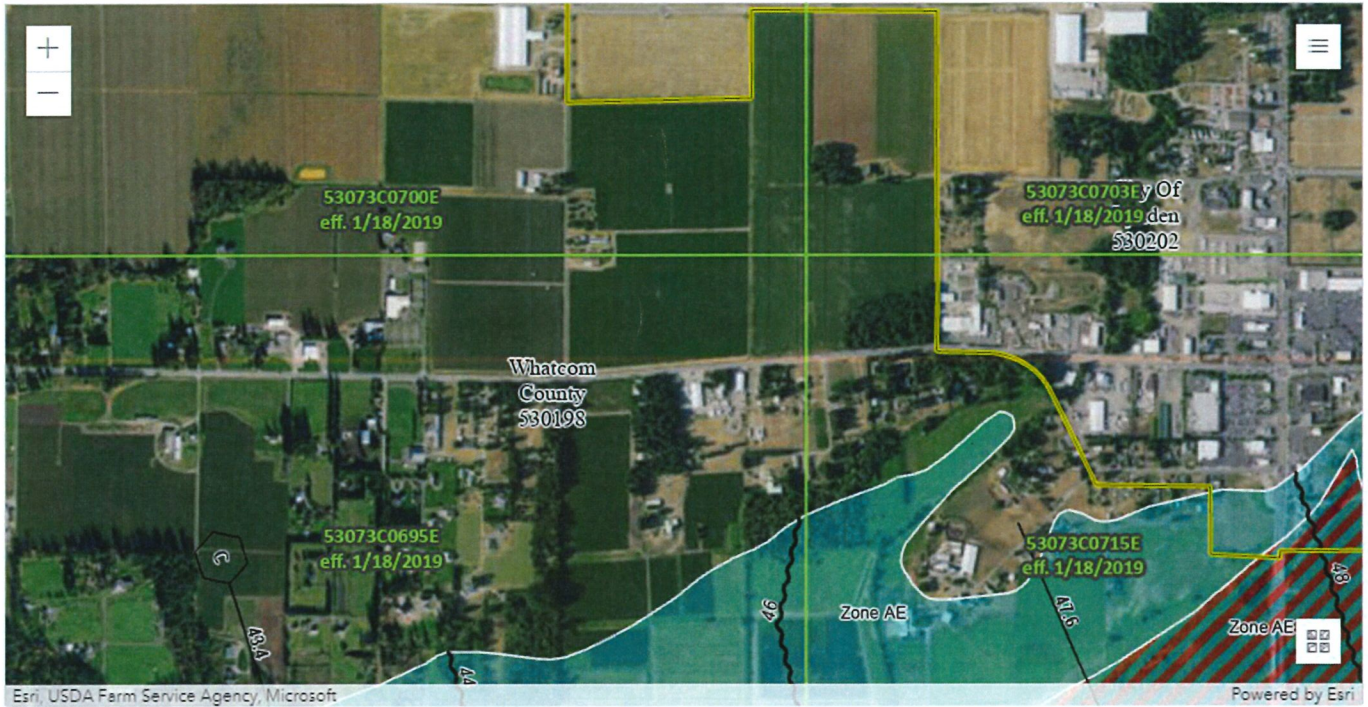
- Wetlands (Forested & Non-forested)
- Hydric Soil*

**(The definition of a hydric soil is a soil that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part. USDA NRCS)*

Administrative Boundaries

- City Jurisdiction
- Mt. Baker/Snoqualmie National Forest
- Lummi Nation Boundaries

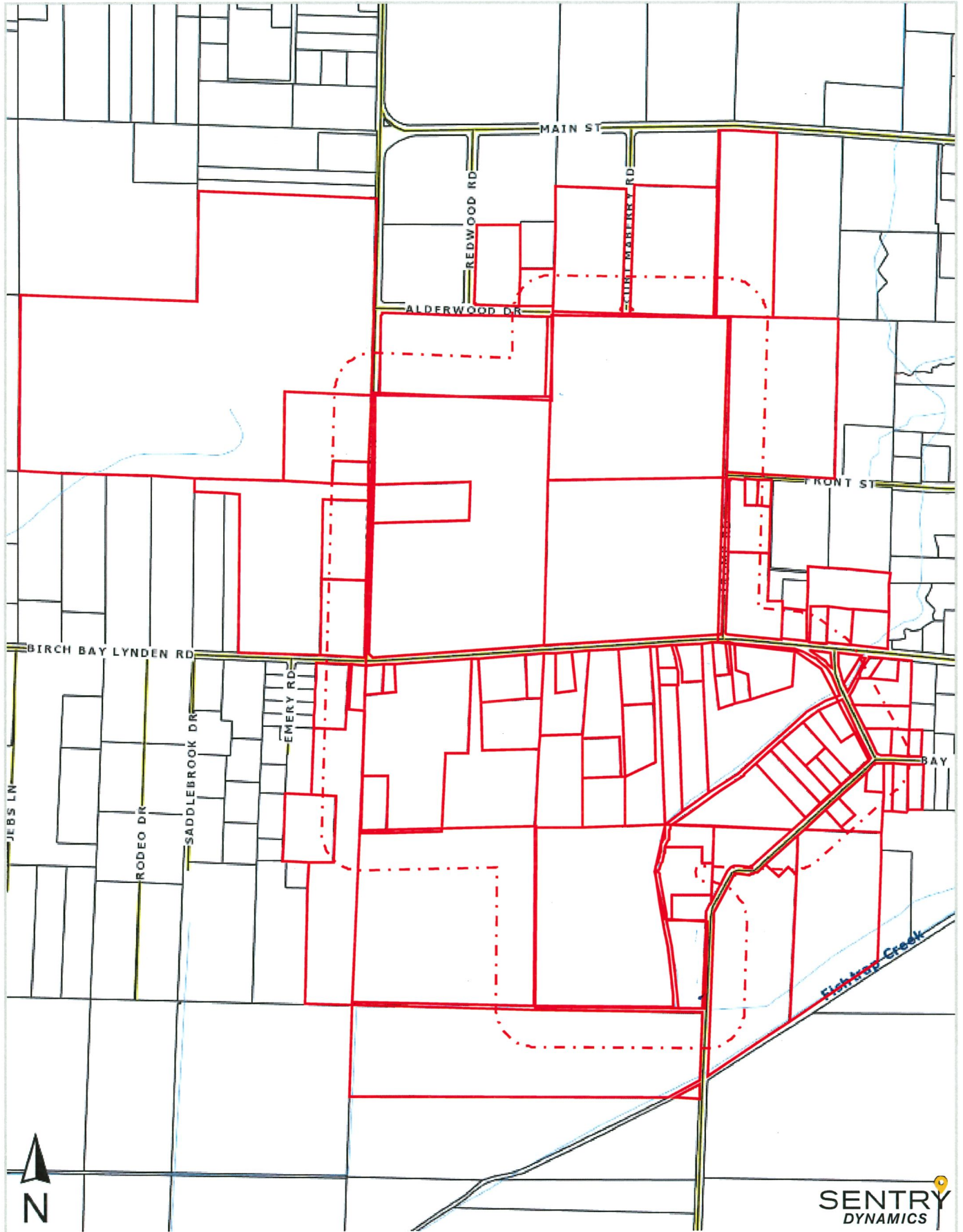
EXHIBIT D



- PIN**
- Approximate location based on user input and does not represent an authoritative property location
- MAP PANELS**
- Selected FloodMap Boundary
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- OTHER AREAS**
- Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - Otherwise Protected Area
 - Coastal Barrier Resource System Area

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth
 - Regulatory Floodway Zone AE, AO, AH, VE, AR
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall



Whatcom Land Title

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a

